

SEALED BID

LAND AUCTION

Linn County, Iowa

DEADLINE: TUESDAY, MARCH 3 | 1PM CST 2026

1 tract
63±
acres

90.7
CSR2

Marion, Iowa

Submit your bid on this Linn County land with an impressive 90.7 CSR2!

This investment-grade property features frontage along Hwy 151 and Hindman Rd and lies just outside the Marion city limits, offering both strong agricultural value and potential future development.

ALL LINES AND
BOUNDARIES ARE
APPROXIMATE

SteffesGroup.com | (319) 385-2000 |

Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641

Announcements made the day of sale take precedence over advertising.



63.49± ACRES - 1 TRACT

- FSA indicates: 64.57± cropland acres. CSR2 is 90.7 on cropland acres.
- Parcels 10344-26001-00000, 10344-01002-00000 zoned AG.
- Parcel 10344-01005-00000 zoned RR1.
- Property address: 2490 Hindman Rd, Marion, IA.
- Section 34, Marion East Township, Linn County, Iowa.

Selling Free & Clear for 2026 Farming Season!



SCAN QR CODE FOR
ADDITIONAL INFO AND
BIDDING INSTRUCTIONS

*From the intersection of Highway 13 & 151,
proceed 1.3 miles east
on Highway 151
Dubuque Road.*

Terms: This sealed bid real estate auction will have a 5% buyer's premium. If you are declared the winning bidder, 10% down payment is due upon acceptance, with balance due at final settlement/closing with a projected date of April 17, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of April 17, 2026.

Real Estate Taxes: To be prorated to date of final settlement/closing on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

CARL F. & ARDITH Y. VASEY TRUST

FARMERS STATE BANK – TRUSTEE

*Closing Attorney: Diana Kajtazovic
of JSC Legal, Cedar Falls, IA*

**STEFFES REPRESENTATIVE
MASON HOLVOET, (319) 470-7372**

Iowa Real Estate Salesperson S69890000



Steffes Group, Inc.
2245 E Bluegrass Rd,
Mt. Pleasant, IA 52641

Address Service Requested

PRSTD MKTG
US POSTAGE
PAID
FARGO, ND
PERMIT #315

